

INNESWOOD ESTATES

SHEET 1 OF 4

A PORTION OF THE SE 1/4 OF THE NW 1/4,
SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, AS OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE FOR PUBLIC USE TO THE CITY OF ISSAQUAH ALL OF THOSE ROADS, ALLEYS, WOONERFS, EASEMENTS AND RIGHTS OF WAY WHICH ARE SHOWN HEREON (EXCLUDING ANY PRIVATE ROADS SHOWN ON THIS PLAT) ALSO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THE FACE OF THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE PUBLIC STREETS AND AVENUES SHOWN HEREON; AND DEDICATE TO THE CITY OF ISSAQUAH FREE AND CLEAR OF ALL ENCUMBRANCES, EXCEPT AS SHOWN HEREON; AND DEDICATE ALL PUBLICLY-DESIGNATED EASEMENTS FOR PUBLIC UTILITIES IN FAVOR OF THE CITY OF ISSAQUAH AND GRANT TO THE CITY OF ISSAQUAH AUTHORITY TO ASSIGN LAST SAID PUBLICLY-DESIGNATED EASEMENTS TO OTHER PUBLIC UTILITIES AT ITS DISCRETION.

FURTHER, WE WAIVE FOR OURSELVES, OUR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS OF THIS SUBDIVISION BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

INNESWOOD ESTATES LLC
A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF _____)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF _____ TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____, 20____

PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

LEGAL DESCRIPTION

PARCEL A AND TRACT A, CITY OF ISSAQUAH SHORT PLAT NO. SP13-00002, RECORDED UNDER RECORDING NUMBER 20141119900003, IN KING COUNTY, WASHINGTON.

REFERENCE SURVEY

CITY OF ISSAQUAH SHORT PLAT NO. SP13-00002, RECORDED UNDER RECORDING NUMBER 20141119900003, IN KING COUNTY, WASHINGTON.

CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

LUCY SLOMAN, LAND DEVELOPMENT MANAGER

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

SHELDON LYNNE, PUBLIC WORKS ENGINEERING DIRECTOR

CITY OF ISSAQUAH FINANCE DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT ALL ASSESSMENTS AND DELINQUENT ASSESSMENTS FOR WHICH THE PROPERTY HEREIN DEDICATED FOR PUBLIC USE MAY BE LIABLE AS OF THE DATE OF CERTIFICATION HAVE BEEN DULY PAID, SATISFIED OR DISCHARGED.

THIS _____ DAY OF _____, 20____

CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

FRED BUTLER
MAYOR, CITY OF ISSAQUAH

ATTEST: _____
CLERK OF THE CITY OF ISSAQUAH

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

KING COUNTY FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE ARE PAID IN FULL.

THIS _____ DAY OF _____, 20____

MANAGER, FINANCE DIVISION

DEPUTY

RECORDING CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ IN BOOK _____ OF _____
AT PAGE _____ AT THE REQUEST OF: _____

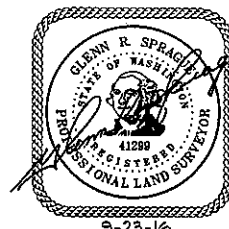
COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT OF INNESWOOD ESTATES, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.; THAT ALL COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE LOT AND TRACT CORNERS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATING REGULATIONS.

GLENN R. SPRAGUE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 41299
STATE OF WASHINGTON

DATE



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ENGINEERING • PLANNING • SURVEYING
JOB NO. 11111S

CITY FILE NO. FP16-00002

FP16-00002 EXHIBIT 6

INNESWOOD ESTATES

A PORTION OF THE SE 1/4 OF THE NW 1/4,
SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SHEET 2 OF 4

EASEMENT PROVISIONS

1. A PRIVATE DRY UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, CENTURY LINK, COMCAST, INNESWOOD ESTATES, LLC (A WASHINGTON LIMITED LIABILITY COMPANY), AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OVER, UNDER AND UPON TRACT D/ROAD A. THE EASEMENT IS RESERVED AND GRANTED IN ORDER TO INSTALL, LAY, CONSTRUCT, RENEW, REPLACE, REPAIR, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES, WIRES, VAULTS AND PEDESTALS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELECOMMUNICATION, DATA TRANSMISSION, AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THIS EASEMENT ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT, OR FOR TELEPHONE, CABLE TELEVISION, TELECOMMUNICATIONS OR DATA TRANSMISSION USES SHALL BE PLACED OR PERMITTED TO BE PLACED WITHIN THIS EASEMENT UNLESS THE SAME SHALL BE UNDERGROUND. NO PERMANENT STRUCTURE SHALL BE PLACED WITHIN THE EASEMENTS WITHOUT PERMISSION FROM EASEMENT OWNERS.
2. A PUBLIC WATER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER, UNDER, AND UPON THOSE PORTIONS OF LOTS 9 AND 10 AS SHOWN HEREON AND UPON TRACT D/ROAD A. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN PUBLIC IMPROVEMENTS WITHIN THE EASEMENT AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.
3. A PUBLIC SEWER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER, UNDER, AND UPON TRACT D/ROAD A. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN PUBLIC IMPROVEMENTS WITHIN THE EASEMENT AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.
4. A 20.00 FOOT WIDE PUBLIC EMERGENCY VEHICULAR TURN-AROUND EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS UPON LOTS 7 AND 8 AS SHOWN HEREON. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN PUBLIC IMPROVEMENTS WITHIN THE EASEMENT AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES. THE INNESWOOD HOA SHALL KEEP THE EASEMENT AREA FREE OF OBSTRUCTIONS THAT WOULD PREVENT THE USE OF THE TURN-AROUND EASEMENT AT ALL TIMES.
5. A 10.00 FOOT WIDE PUBLIC TRAIL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC PEDESTRIAN PURPOSES OVER THE PUBLIC TRAIL, AS CONSTRUCTED WITHIN THE EAST 10 FEET OF THE WEST 15 FEET OF LOTS 9 AND 10, TOGETHER WITH THE SOUTH 10.00 FEET OF LOT 10 LYING EAST OF THE PREVIOUSLY DESCRIBED EASEMENT AS SHOWN HEREON. THE INNESWOOD HOA SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR AND CONSTRUCTION OF SAID TRAIL AND SIGNAGE FACILITIES LYING WITHIN SAID EASEMENT.
6. A PUBLIC TRAIL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH FOR PUBLIC PEDESTRIAN PURPOSES OVER THE PUBLIC TRAIL, AS CONSTRUCTED, WITHIN A PORTION OF TRACT A, THE CENTERLINE OF WHICH IS APPROXIMATELY SHOWN HEREON. THE INNESWOOD HOA IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF SAID TRAIL FACILITIES WITHIN SAID EASEMENT.
7. A PUBLIC ACCESS AND UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH, ITS SUCCESSORS AND ASSIGNS OVER, UNDER AND UPON TRACT D/ROAD A. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN PUBLIC UTILITY IMPROVEMENTS WITHIN THE EASEMENT AREA AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES. MAINTENANCE OF THE ACCESS FACILITIES WITHIN SAID TRACT SHALL BE THE RESPONSIBILITY OF THE INNESWOOD HOA.
8. PRIVATE CRITICAL AREA SIGNAGE EASEMENTS OVER AND UPON PORTIONS OF TRACT D/ROAD A/ROAD A AND LOTS 1 THROUGH 10 AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE INNESWOOD HOA AND ITS SUCCESSORS AND ASSIGNS. SAID EASEMENTS ARE 5' X 5' SQUARE, CENTERED UPON THE POSTS, AS INSTALLED. SAID HOA SHALL HAVE THE RIGHT TO OPERATE, MAINTAIN, REPAIR AND REPLACE THE SIGNAGE WITHIN SAID EASEMENT TOGETHER WITH THE RIGHT TO ACCESS SAID EASEMENT AREA FOR SUCH PURPOSES.
9. THE PRIVATE STORM DRAINAGE EASEMENT AS SHOWN ON LOTS 1 THROUGH 9 IS FOR THE BENEFIT OF LOTS 1 THROUGH 10. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE.
10. THE PRIVATE ACCESS EASEMENT AS SHOWN ON LOT 9 IS FOR THE BENEFIT OF LOT 10. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS FACILITIES THEY HAVE THE BENEFIT OF USE.
11. THE PRIVATE WATER EASEMENT AS SHOWN ON LOT 6 IS FOR THE BENEFIT OF LOT 5. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE WATER FACILITIES THEY HAVE THE BENEFIT OF USE.
12. THE PRIVATE WATER EASEMENT AS SHOWN ON LOT 9 IS FOR THE BENEFIT OF LOT 10. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE WATER FACILITIES THEY HAVE THE BENEFIT OF USE.

PLAT NOTES

1. NO EXISTING LOT OR TRACT IN THE PLAT SHALL BE DIVIDED OR CHANGED WHERE THE ALLOWABLE DEVELOPMENT, AS DEFINED BY APPLICABLE CITY CODE AND ZONING REGULATION, IS EXCEEDED.
2. UNLESS SPECIFICALLY DESCRIBED IN THE EASEMENT PROVISIONS, ALL PRIVATE UTILITY STUB OUTS AND EASEMENTS AS SHOWN HEREON, SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNERS AND/OR INNESWOOD ESTATES HOMEOWNERS ASSOCIATION.
3. TRACT A IS HEREBY CONVEYED TO THE INNESWOOD HOA UPON THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF TREE RETENTION AND STEEP SLOPE CRITICAL AREAS. VEGETATION IN TRACT A SHALL BE PROTECTED AND NO DEVELOPMENT OR IMPROVEMENTS SHALL BE PERMITTED, EXCEPT FOR TRAIL CONSTRUCTION AND MAINTENANCE ACTIVITIES. VEGETATION WITHIN THE TRACT SHALL NOT BE CUT, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT PRIOR APPROVAL FROM THE CITY OF ISSAQUAH, UNLESS OTHERWISE PROVIDED BY LAW. DEMONSTRATED HEALTH AND SAFETY CONCERNS SHALL BE CONSIDERED BY THE CITY WHEN PERMITTING THE CUTTING OR REMOVAL OF LIVING OR DEAD VEGETATION. THE INNESWOOD ESTATES HOA SHALL HAVE RESPONSIBILITY FOR REMOVAL OF IDENTIFIED HAZARD TREES, FOR CONTROL OF INVASIVE PLANT SPECIES TO PROTECT THE VIABILITY OF NATIVE VEGETATION, AND FOR REMOVAL OF GARBAGE AND DEBRIS IN THE TRACT.
4. TRACT D IS HEREBY CONVEYED TO THE INNESWOOD HOA UPON THE RECORDING OF THIS PLAT FOR THE PURPOSES OF LANDSCAPE BUFFER, ACCESS AND UTILITIES. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE BUFFER, ACCESS, AND UTILITY FACILITIES WITHIN SAID TRACT.
5. NO STRUCTURES ARE ALLOWED IN THE 15-FOOT BUILDING SETBACK FROM THE STEEP SLOPE BUFFER ON LOTS 2, 3, 5, 6, 8, AND 9, AS SHOWN ON SHEET 4 OF 4.
6. STREET LIGHTING FIXTURES SHALL BE SELECTED TO MINIMIZE LIGHT AND GLARE IMPACTS ON ADJACENT PROPERTIES.

RESTRICTIONS OF RECORD

1. THIS SITE IS SUBJECT TO DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20160509000374. AFFECTS PARCEL A.
2. THIS SITE IS SUBJECT TO ASSIGNMENT OF LEASES AND/OR RENTS AND THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20160509000375. AFFECTS PARCEL A.
3. THIS SITE IS SUBJECT TO TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES AND ENCROACHMENTS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS) RECORDED UNDER RECORDING NO. 20060412900001. AFFECTS PARCEL A AND TRACT A.
4. THIS SITE IS SUBJECT TO A NOTICE OF DECISION PERTAINING TO SAID LOT LINE ADJUSTMENT RECORDED UNDER RECORDING NUMBER 20060414000914. AFFECTS PARCEL A AND TRACT A.
5. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OR PLAT NO. SP13-00002 RECORDED UNDER RECORDING NUMBER 20141119900003. AFFECTS PARCEL A AND TRACT A.
6. THIS SITE IS SUBJECT TO STORM SEWER EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NO. 20150930002226. SHOWN HEREON. AFFECTS TRACT A.
7. THIS SITE IS SUBJECT TO STORM SEWER EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NO. 20150930002227. SHOWN HEREON. AFFECTS TRACT A.
8. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION AND GRANT OF TEMPORARY CONSTRUCTION EASEMENT" RECORDED UNDER RECORDING NUMBER 20150930002228. AFFECTS TRACT A. NOT SHOWN HEREON, EASEMENT IS BLANKET IN NATURE.
9. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES; RECORDED UNDER RECORDING NO. 20151120000387. AFFECTS PARCEL A.
10. THIS SITE IS SUBJECT TO PROVISIONS OF THE ARTICLES OF INCORPORATION AND BY-LAWS OF THE INNESWOOD ESTATES HOMEOWNERS ASSOCIATION, AND ANY TAX, FEE, ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY SAID ASSOCIATION. AFFECTS PARCEL A.



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SHEET 3 OF 4

A PORTION OF THE SE 1/4 OF THE NW 1/4,
SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

N01°41'45"E ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 24N, RANGE 6E, PER THE WOODS AT ISSAQUAH DIVISION 4, RECORDED IN VOLUME 127 OF PLATS, PAGES 35 AND 36.

E.P. EASEMENT PROVISION

CL CENTERLINE

○ FOUND 1/2" REBAR AND YELLOW PLASTIC CAP STAMPED "CORE 41299" AT PROPERTY CORNER, UNLESS OTHERWISE NOTED.

● SET 1/2" REBAR AND YELLOW PLASTIC CAP STAMPED "CORE 41299" AT PROPERTY CORNER.

✱ SET TACK IN LEAD WITH WASHER STAMPED "CORE 41299" IN LIEU OF FRONT CORNERS AT ALL POINTS ALONG ROAD A, 11.25' OFFSET UNLESS OTHERWISE NOTED.

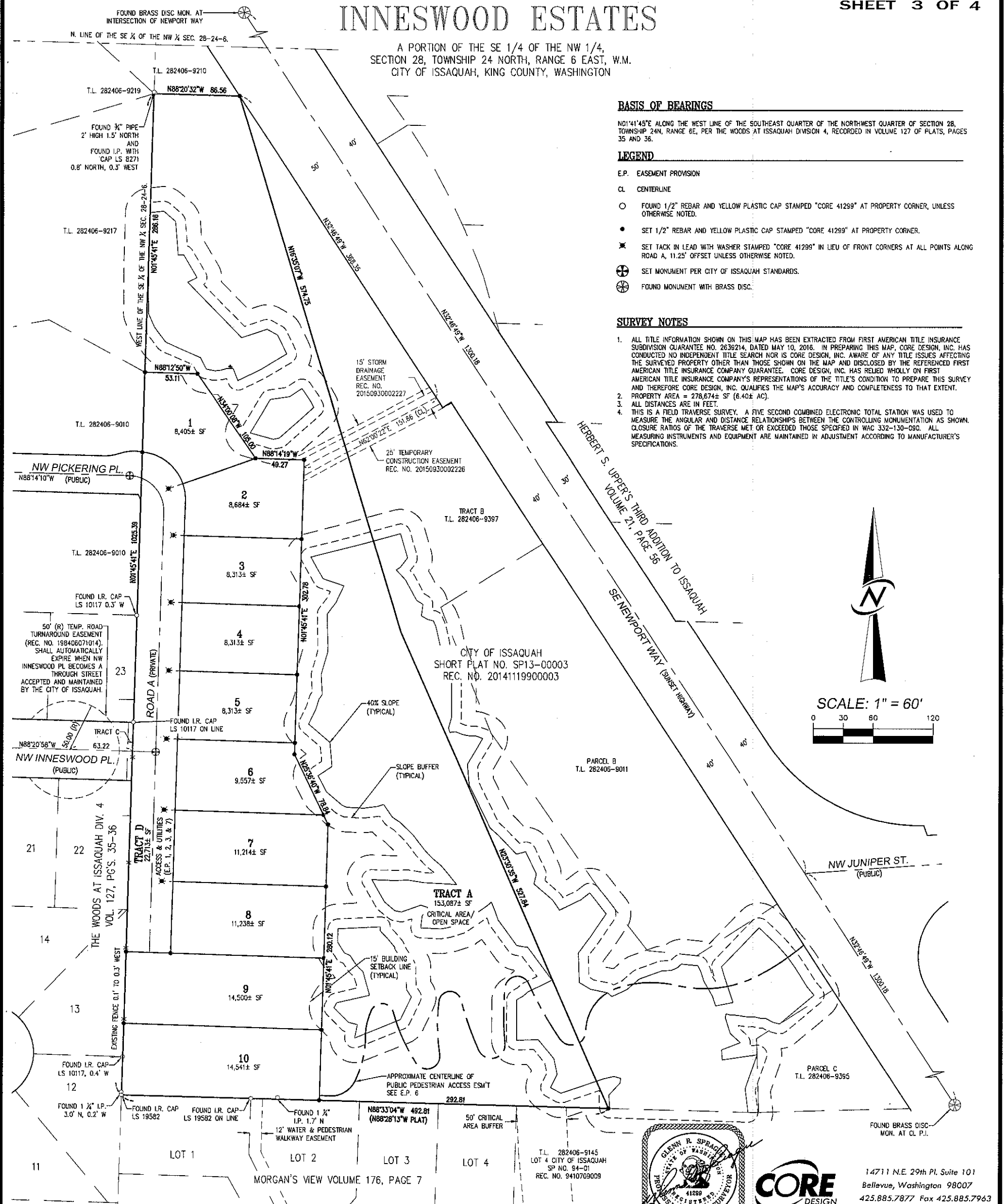
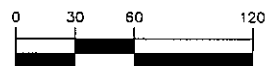
⊕ SET MONUMENT PER CITY OF ISSAQUAH STANDARDS.

⊗ FOUND MONUMENT WITH BRASS DISC.

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE SUBDIVISION GUARANTEE NO. 2639214, DATED MAY 10, 2016. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN TITLE INSURANCE COMPANY'S GUARANTEE. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- PROPERTY AREA = 278,674± SF (6.40± AC).
- ALL DISTANCES ARE IN FEET.
- THIS IS A FIELD TRAVERSE SURVEY. A FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.



SCALE: 1" = 60'



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CITY FILE NO. FP16-00002

INNESWOOD ESTATES

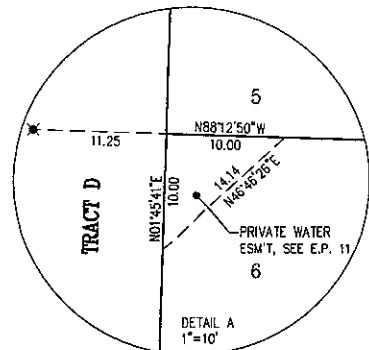
A PORTION OF THE SE 1/4 OF THE NW 1/4,
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SHEET 4 OF 4

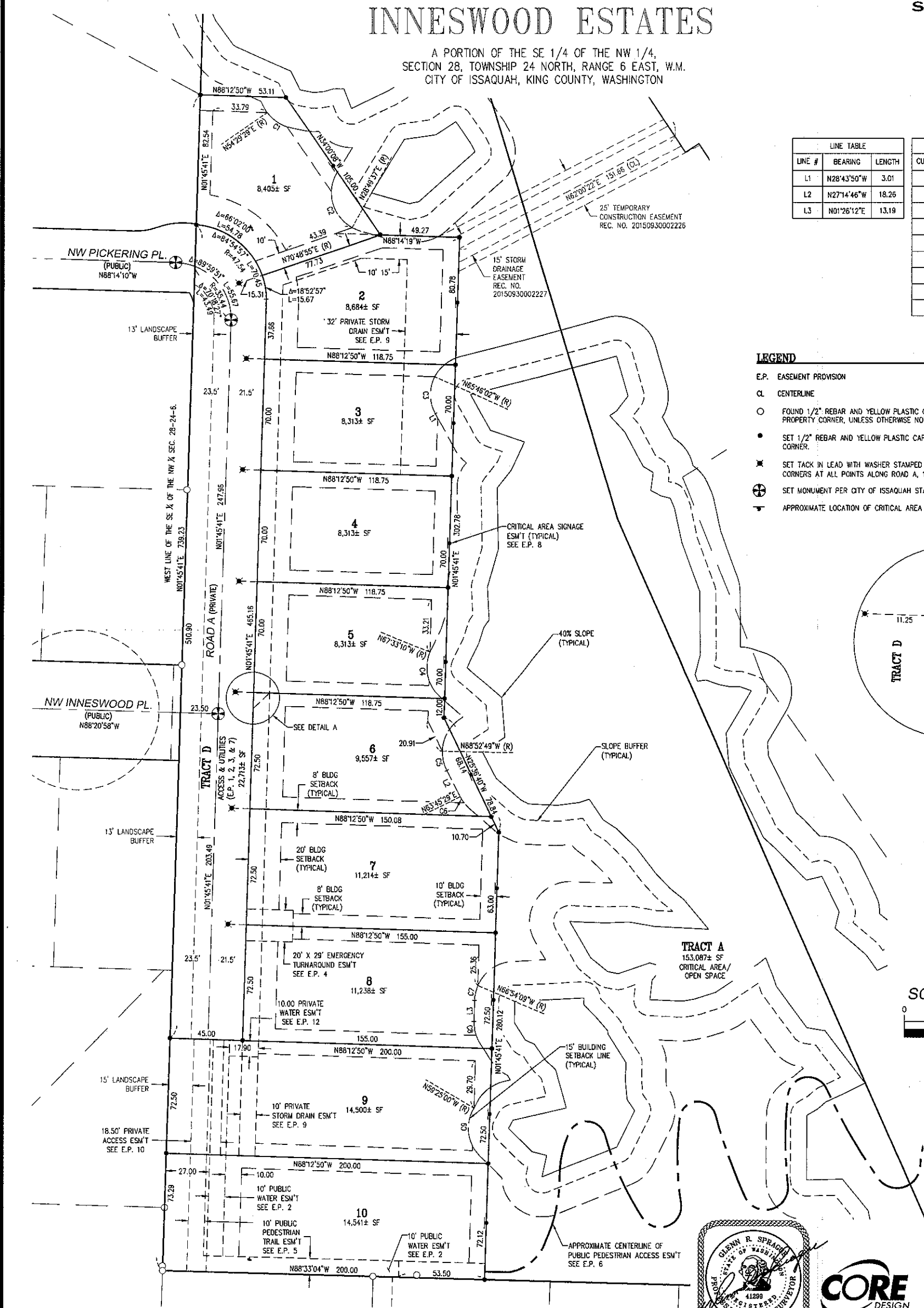
LINE TABLE			CURVE TABLE			
LINE #	BEARING	LENGTH	CURVE #	RADIUS	DELTA	LENGTH
L1	N28°43'50"W	3.01	C1	25.00	35°29'51"	15.49
L2	N27°14'46"W	18.25	C2	25.00	63°14'46"	27.60
L3	N01°26'12"E	13.19	C3	25.00	55°26'17"	24.19
			C4	25.00	41°22'19"	18.05
			C5	25.00	28°21'57"	12.38
			C6	25.00	22°18'34"	9.73
			C7	25.00	21°38'38"	9.45
			C8	25.00	20°24'52"	8.91
			C9	25.00	57°27'25"	25.07

LEGEND

- E.P. EASEMENT PROVISION
- CL CENTERLINE
- FOUND 1/2" REBAR AND YELLOW PLASTIC CAP STAMPED "CORE 41299" AT PROPERTY CORNER, UNLESS OTHERWISE NOTED.
- SET 1/2" REBAR AND YELLOW PLASTIC CAP STAMPED "CORE 41299" AT PROPERTY CORNER.
- ✱ SET TACK IN LEAD WITH WASHER STAMPED "CORE 41299" IN LIEU OF FRONT CORNERS AT ALL POINTS ALONG ROAD A, 11.25' OFFSET UNLESS OTHERWISE NOTED.
- ⊕ SET MONUMENT PER CITY OF ISSAQUAH STANDARDS.
- APPROXIMATE LOCATION OF CRITICAL AREA SIGNAGE.



SCALE: 1" = 40'



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